

# **Raleigh Board of Adjustment**

## **April 11, 2016**

### **Decisions**

#### **A-40-16 – 4/11/16**

**WHEREAS**, Sharon Brodie, property owner, requests a 6.8' rear yard setback variance, pursuant to Section 2.2.1 of the Part 10A Unified Development Ordinance to allow for the enclosure of an existing porch that results in a 23.2' rear yard setback on a .25 acre property zoned R-4 and located at 4509 Fortingale Circle.

**Decision:** Approved as requested.

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#### **A-41-16 – 4/11/16**

**WHEREAS**, Local Government Federal Credit Union, property owner, requests Special Use Permit for a second low profile ground sign for a double frontage lot pursuant to Sections 7.3.8.C.C2. of the Part 10 A Unified Development Ordinance to permit one additional ground sign on a 5.49 acre property zoned OX-4-PL and located at 3600 Wake Forest Road.

**Decision:** Approved as requested.

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#### **A-43-16 – 4/11/16**

**WHEREAS**, Sayed Hassan Hosseini, property owner, requests a 6' height variance, pursuant to section 5.4.3.F.15.g. of the Part 10A Unified Development Ordinance to allow for the construction of a 1.5 story detached house that results in a 30' tall detached house on a .08 acre property zoned R-10 and Neighborhood Conservation Overlay District located at 910 S. Person Street.

**Decision:** Approved as requested.

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#### **A-44-16 – 4/11/16**

**WHEREAS**, Sears Family, LLC, property owner, requests a 3.6' and a 2.6' minimum lot width variance pursuant to Section 2.2.1. of the Part 10A Unified Development Ordinance to allow for the subdivision of a lot into two lots that don't meet the minimum width requirements for the minimum depth requirements as set forth in Section 1.5.2.C. of the Part 10A Unified Development Ordinance for a currently .4994 acre property zoned Residential-6 and located at 1009 Marilyn Drive.

**Decision:** Approved as requested.

**A-45-16 – 4/11/16**

**WHEREAS**, Katherine Cloninger, property owner, requests a 3.5' rear yard setback variance, pursuant to Section 2.2.1. of the Part 10A Unified Development Ordinance to allow for a rear addition to a detached house that results in a 16.5' rear yard setback on a .15 acre property zoned R-6 and Special Residential Parking Overlay District and located at 2725 Bedford Avenue.

**Decision:** Approved as requested.

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**A-46-16 – 4/11/16**

**WHEREAS**, Lewis and Elizabeth Miller, property owners, request a 16' primary street setback variance from the infill compatibility requirements set forth in Section 2.2.7.C. of the Part 10A Unified Development Ordinance to construct a detached house that results in a 60' primary street setback on a .38 acre property zoned R-4 and located at 5019 Hollyridge Drive.

**Decision:** Approved as requested.

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**A-47-16 – 4/11/16**

**WHEREAS**, J. Russell Allen and W. Craig Allen, TR, and Allen Ventures, LLC, property owners, requests relief from the façade articulation requirements of Section 3.4.4.F. for the Detached frontage in order to build a 5-unit townhouse development that does not comply with the 10' front wall offset requirement for every 40' of front wall length on a .3 acre site zoned OX-3-DE and Neighborhood Conservation Overlay District located at 531 and 539 New Bern Avenue.

**Decision:** Approved as requested.

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**A-48-16 – 4/11/16**

**WHEREAS**, Allen Ventures LLC, property owner, requests relief from the façade articulation requirements of Section 3.4.4.F. for the Detached frontage in order to build a 5-unit townhouse development that does not comply with the 10' front wall offset requirement for every 40' of front wall length on a .27 acre site zoned NX-3-DE and Neighborhood Conservation Overlay District located at 0 E. Edenton Street, 527 and 529 New Bern Avenue and part of 531 New Bern Avenue.

**Decision:** Approved as requested.

  
J. Carr McLamb, Chairman

  
Date